





McEwan Fraser Legal

Solicitors & Estate Agents

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56 Glenburn Street

MARYHILL, GLASGOW, G20 0RF

THE AREA







Maryhill Locks, Glasgow Golf Club, Kelvinhall Art Gallery, Glasgow Botanic Gardens

Glenburn Street is a quiet leafy residential street in the increasingly sought after Maryhill area to the north-west of Glasgow city centre. Maryhill is an ideal location for commuters and families alike. There is a range of schooling in the area and a short trip along Queen Margaret Drive will see you in the heart of the vibrant West End with all the bars, restaurants and retail outlets on your doorstep. Transport links are exceptional with nearby bus routes and Gilshochill rail station about three minutes walk away, providing access to the city centre and beyond. For the motorist, the M8 motorway network is readily accessible giving easy access to the central belt and beyond. There is also plenty of green space in the area with Glasgow Botanic Gardens, Dawsholm Park, Maryhill Park and several golf courses all within easy reach.











Part Exchange available!! McEwan Fraser is delighted to present this absolutely stunning two double bedroom upper cottage flat to the market.

Located on a quiet street and overlooking a public gardens, the property offers spacious accommodation and would make for an ideal first-time purchase, a sound buy-to-let investment or would be perfect for those considering downsizing. The property has been well designed to maximise the natural available light to create a modern ambiance. The room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. The current owners have undertaken a substantial programme of refurbishment and the property is in true 'walk-in' condition.

Entry is gained to the property via a UPVC Door and visitors are protected from adverse weather by a rain canopy. At the top of the internal stairs is a welcoming hallway, which benefits from a useful storage cupboard.

The lounge is also spacious and boasts a feature bay window which floods the room with natural light. This is a flexible space and offers a range of potential furniture configurations. The kitchen has been fitted to include a good range of base and wall mounted units that offer ample prep and storage space. There is additional space for washing machine, American style fridge freezer and dishwasher, making this an ideal kitchen for the aspiring chef. There are two generous sized double bedrooms, which are both light and airy. There is also plenty of space for a range of free standing furniture in both rooms and you will never want for wardrobe space. The contemporary fully tiled bathroom suite, with shower from mains over bath, WC and sink, completes the property internally.

The property also benefits from a private side and private back garden with communal drying green. Finally, the property also comes with a spacious loft area, gas central heating and double-glazing.

56 GLENBURN STREET







"...the lounge is also spacious and boasts a feature bay window which floods the room with natural light..."

BATHROOM & BEDROOMS

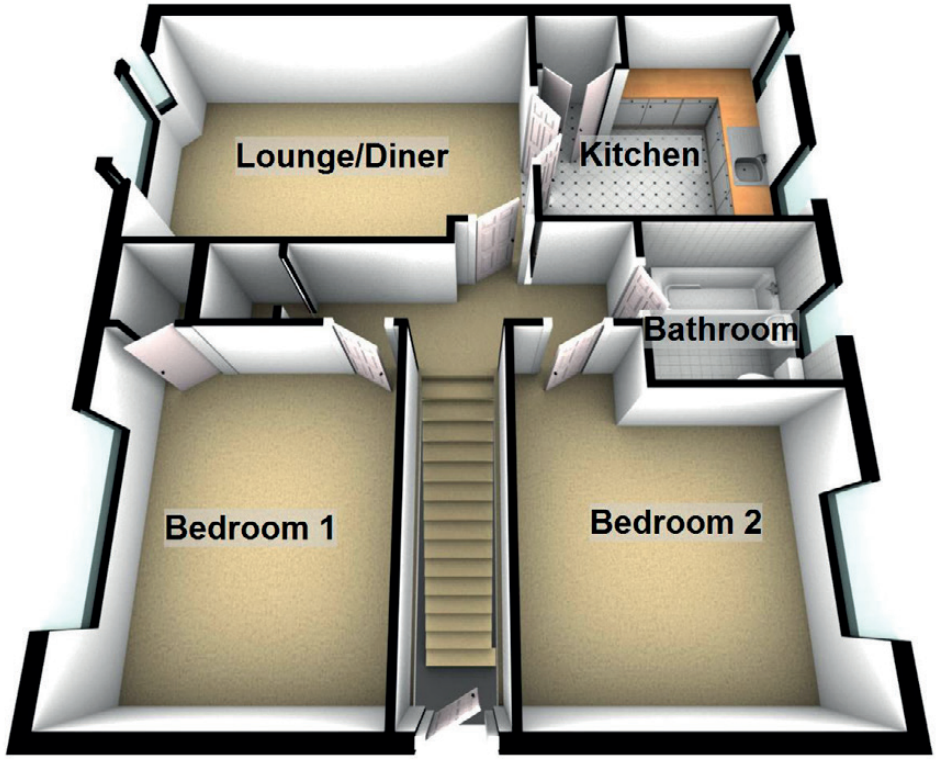












Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	4.76m (15'7") x 3.09m (10'2")
Kitchen	3.09m (10'2") x 3.02m (9'11")
Bedroom 1	4.19m (13'9") x 3.36m (11')
Bedroom 2	4.19m (13'9") x 3.66m (12')
Bathroom	2.09m (6'10") x 2.01m (6'7")

Gross internal floor area (m^2) - $75m^2$

EPC Rating - C

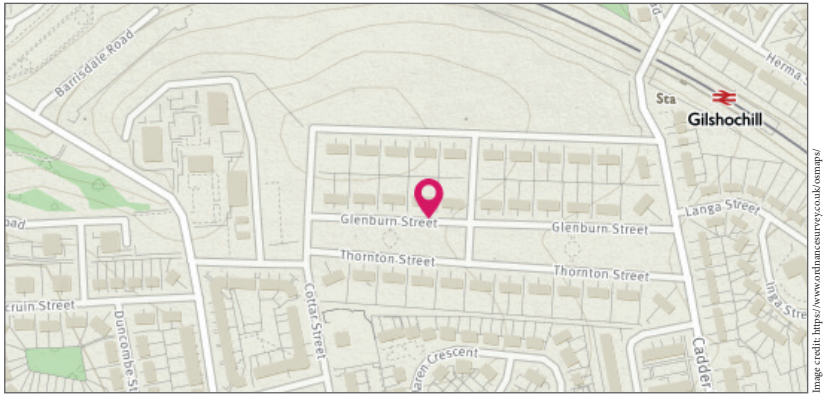


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Part Exchange Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



Text and description
ALAN DONALDSON
Strategic New Business Manager



Professional photography
CATHERINE MARKIE
Photographer



Layout graphics and design
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Designer